

**TO LET**



**Breakspere, College Road, Dulwich, SE21**

**£3,000.00 PCM**

 **3**

 **1**

  
**samuel estates**  
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## Property Description

An impressive and beautifully maintained split-level maisonette, set on the highly sought-after and peaceful College Road in Dulwich, SE21. Arranged over the first and second floors, this spacious home offers a bright reception room with ample dining space and large windows opening onto a Juliet balcony, enjoying delightful elevated views.

The accommodation further comprises a modern separate kitchen, two well-proportioned double bedrooms, a versatile single bedroom ideal as a nursery or home office, a stylish family bathroom, and a separate WC. A private garage provides valuable additional storage and parking.

Further benefits include approximately 500 sq ft of loft storage, proximity to the picturesque Dulwich Woods, and a unique position on the exclusive private toll road of College Road. Sydenham Hill Station is within easy reach, offering excellent transport links into Central London. The property is also conveniently located close to the highly regarded Dulwich College Kindergarten & Infants School (DUCKS), Kingsdale Foundation School, and the prestigious Dulwich College.

Combining generous living space, a desirable location, and excellent

### Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

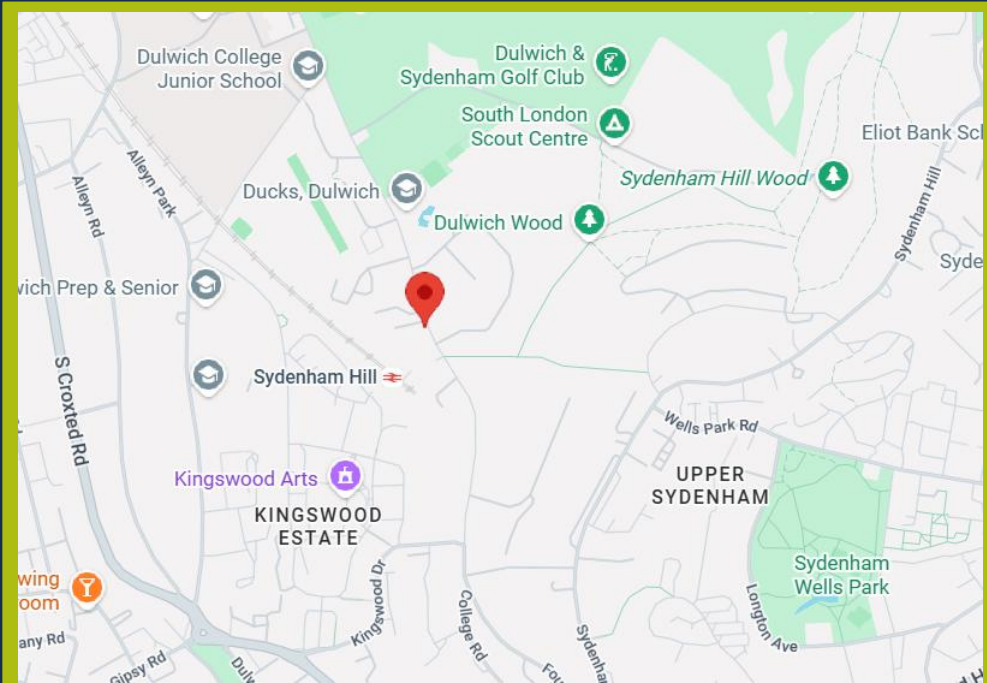
**Date Available – 26/07/2026**

**Holding deposit amount – £692**

**Security Deposit amount (Five weeks rent) – £3,461.00**

**Council Tax Band – E**

**Local Authority – SSWARK Council**



**Property Type**

Maisonette (First Floor)



**Construction Type**

Brick



**Parking**

Garage



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Warm air - Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

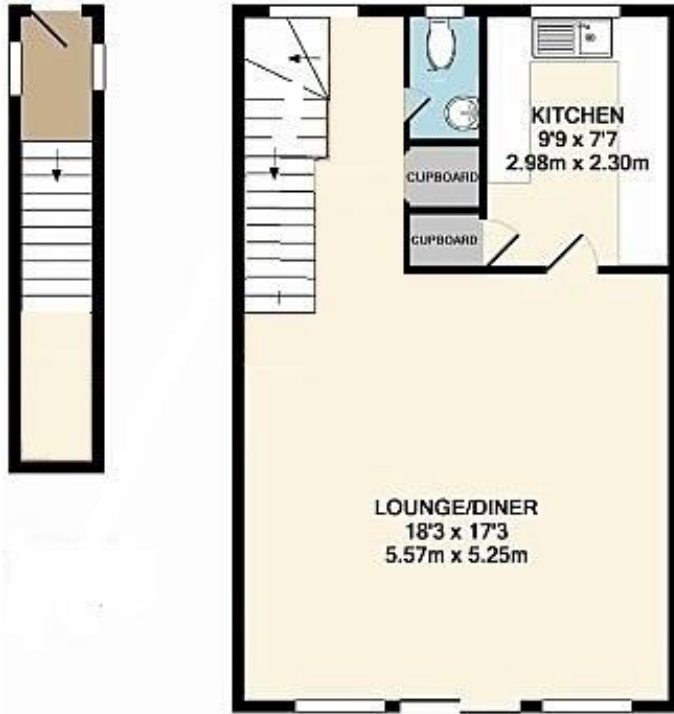
Has the property been flooded in the past five years: **NO**

Level of Risk: **None**



**Proposed Development in Immediate Locality?**

None



Approximate areas (but you must check for yourself)  
 Entrance hall - 43 sq ft  
 First floor 517 sq ft  
 Second floor - 506 sq ft  
 Total - 1,066 sq ft

Garage in separate block



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	71	79
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**Balham**  
 45 Bedford Hill,  
 London, SW12 9EY  
 ☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
 30 Watermill Way,  
 London, SW19 2RT  
 ☎ 020 8090 9000

**Streatham**  
 432/434 Streatham High Road  
 London, SW16 3PX  
 ☎ 020 8679 9889

